



# Plan Commission MEETING MINUTES

April 7, 2025 - 6:00 PM  
Council Chambers  
3805 S. Casper Drive

## MINUTES

### 1. PUBLIC HEARING(S)

- A. A. (1) NJ CU-2500306 Thomas Sorensen with Misurelli Sorensen Heating & Air Conditioning - 13198 W. National Ave. (Tax Key #: 1200.947) - Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to re-occupancy an existing building. (Public Hearing 6:00 PM)

Nikki Jones introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. Comments were given by:

- Brian Sullivan, 3000 S. 132nd Street, New Berlin, WI 53151
- Janice Sullivan, 3000 S. 132nd Street, New Berlin, WI 53151
- Thomas Sorensen, 13198 W. National Avenue, New Berlin, WI 53151

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were none.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments for Plan Commissioners. There were none.

### 2. PRIVILEGE OF THE FLOOR

*Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.*

None

### 3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:10 PM and led the Pledge of Allegiance.

### 4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Community Relations Specialist Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Mayor Ament

Excused: Commissioner Brian McGrath

Staff Present: City Attorney - Mark Blum, Principal Planner - Kelly Wall, Deputy Director of Community Development - Nikki Jones, Director of Community Development - Greg Kessler, Community Relations Specialist - Joelle Erickson

It was confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

**5. APPROVAL OF MINUTES**

**A. March 3, 2025 Meeting Minutes**

**MOTION:** Motion to Approve Minutes

**VOTE:** Motion by: Commissioner Rafel  
Second by: Commissioner Schulpius  
Motion Passes 6-0

**6. PLAN COMMISSION SECRETARY'S REPORT**

None

**7. CONTINUED BUSINESS**

None

**8. NEW BUSINESS**

**A.** Discussion and possible action to recommend to Common Council approval of (1) GK/NJ CP-2500070 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A" Greenfield Avenue and Chapter 10 - Land Use) from Suburban Commercial, Mixed Use Residential and Institutional with a Planned Unit Development (PUD) Overlay to Mixed Use Residential with a PUD Overlay AND 2030 Comprehensive Plan Updates (Joint Public Hearing 3/3/2025)

**MOTION:** Motion to Table Item

**VOTE:** Motion by: Alderman Stribl  
Second by: Commissioner Schulpius  
Motion Passes 6-0

**B.** Discussion and possible action to recommend to Common Council approval of (1) GK/NJ RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Adoption of a Planned Unit Development Ordinance #2701 to amend Ordinance #2688 that approves the rezoning from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to Rm-1/PUD & C-2/PUD to amend Planned Unit Development Overlay Ordinance #2688. (Joint Public Hearing 3/3/2025)

**MOTION:** Motion to Table Item

**VOTE:** Motion by: Alderman Stribl  
Second by: Commissioner Schulpius  
Motion Passes 6-0

- C. (1) GK/NJ LD-2500072 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - 3-Lot Certified Survey Map.

**MOTION:** Motion to Table Item

**VOTE:** Motion by: Alderman Stribl  
Second by: Commissioner Schulpius  
Motion Passes 6-0

- D. (4) KW UA-2500285 Colin Carr with Hawthorne Hill Farm LLC - 16370 & 16380 W. Small Road - Conceptual Use, Site and Architecture for an event venue.

Joe Loduha provided a presentation to the Plan Commission. No action was taken; this item is for discussion only.

- E. (7) NJ UA-2500303 (Original Permit File #: UA-2102215) Owen Lavin with Patera on behalf of Krish Narayanan with Sri Lakshmi Narasimha Temple - 3800 S. Racine Avenue - Amendment to Use, Site and Architectural to the temple addition and additional parking.

**MOTION:** Motion to Approve Item With Waiver

**VOTE:** Motion by: Alderman Stribl  
Second by: Commissioner Schulpius  
Motion Passes 6-0

- F. (1) NJ CU-2500306 Thomas Sorensen with Misurelli Sorensen Heating & Air Conditioning - 13198 W. National Ave. (Tax Key #: 1200.947) - Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to re-occupancy an existing building. (Public Hearing 6:00 PM)

**MOTION:** Motion to Approve Item as Presented

**VOTE:** Motion by: Commissioner Rafel  
Second by: Commissioner Schulpius  
Motion Passes 6-0

**9. PENDING**

None

**10. COMMUNICATIONS**

None

**11. ADJOURN**

**MOTION:** Motion to Adjourn at 6:30 PM

**VOTE:** Motion by: Commissioner Rafel  
Second by: Commissioner Schulpius  
Motion Passes 6-0

**Respectfully Submitted,  
Joelle Erickson, Community Relations Specialist**